



City of Sonora

Community Development Department
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April 11, 2020

Sonora Union High School District
Superintendent's Office
Attn: Cindy Costello
100 School Street
Sonora, CA 95370

Re: Alternative Education Campus (APN# 002-160-004)

Cindy,

Based on your request the following information pertains to the Sonora Dome property owned by the Sonora Union High School District. The 6.42 acre parcel is located at 251 Barretta Street Assessor's Parcel No. 002-160-004. Assessor's Parcel No. 002-160-003 and 002-170-005 are located adjacent to this parcel and also owned by Sonora Union High School District.

The General Plan Land Use Designation is Historic Mixed Use (HMU) for all three school parcels. The General Plan established a broad range of land uses for each designation and is broader than zoning districts. Zoning Districts are established to promote compatible patterns of land use within the city limits. Zoning districts also establish site development standards in order to maintain a consistent and compatible development pattern specific to each area of the City. Title 17 of the Sonora Municipal Code serves as the Zoning Ordinance for the City and if is available on the City's website under the Government Section. The Zoning Map can also be found on the City's website under the Business Section.

The current zoning for all three properties is Single-Family Residential (R-1). Under the R-1 Zoning District one single-family dwelling unit, and one guest house, with a minimum parcel area per dwelling unit of 6,000 sq. ft. is allowed by right. There are specific uses that are also allowed in this zoning district with a Conditional Use Permit. One of which includes education institutions, including trade schools, elementary schools, high schools and colleges. City, county, state and federal enterprises, including buildings, facilities and uses of departments or institutions thereof which are necessary or advantageous to the general welfare of the community are also allowed under a Conditional Use Permit. As such, the current use of property for educational purposes is a use that would be allowed to continue either as a legal non-conforming or under a Conditional Use Permit.

The parcels to the west of this property are zoned Multifamily Residential (R-3), parcels to the east are zoned Single-Family Residential (R-1), parcels to the north are zoned Single-Family Residential (R-1) and Multifamily Residential (R-3), and the parcels to the south are zoned

Limited Multifamily Residential (R-2). As such, the primary uses surrounding this property are residential.

Future uses of the Dome property have to be tied to a zoning district and must be compatible with surrounding uses. As stated above the current use for educational purposes can continue on the property. A change in use may require rezoning the property or obtaining a Conditional Use Permit. For example if you wanted to convert the Dome building to commercial office spaces the property could be rezoned to R-3 which allows for commercial offices with a Conditional Use Permit. An arts center that is primarily for educational purposes may also be allowed under the current zoning as a continuing use depending on how it is structured.

Conditional Use Permits require approval by the Sonora Planning Commission and takes approximately 90 days from submittal to consideration. The current fee is \$933. A rezone requires approval by the both the Sonora Planning Commission and City Council and takes approximately 120/130 days. The current fee is \$1,026.

Parking is a concern due to the general lack of parking currently on the site. The proposed use is going to determine parking requirements for the Dome and all parking required must be accommodated on that parcel. If there is no change in use then no additional parking will be required unless the Sonora High School District restricts use of any of the existing parking on the parcel. A change in use may trigger additional parking depending on the use. For example a commercial office building requires 1 parking space per 200 gross square feet whereas places of assembly or entertainment are based on the seating or building occupancy. Again, everything will be based on the proposed use and combination of uses within the building may trigger different parking requirements. The project may be completed in phases however the City will not grant building occupancy for any phase until the required parking is completed for that phase. Please keep in mind that ADA parking and access to the property must also be considered as part of a project.

Lyons Park could possibly be used to address additional parking needs. There may be a need to mitigate existing oak tree removal in the park depending on the size and tree type. Hopefully any large trees could be incorporated into the parking lot. Parking lots have a 3 foot setback and require a fence separation from any residential property. A City Encroachment Permit would be required for a new entrance off of Barretta Street which would include removal of a portion of the wall. The new entrance would need to incorporate features of the existing wall in its design. The City would also require submittal of a plan for the new driveway approach to be reviewed and approved by the City Engineer.

The Historic Report for the property that was completed as part of the City's Historic Inventory Report, indicates that the property is eligible for listing on the National Register of Historic Places both individually and as part of a potential historic district. The Sonora High School District or future owner would be responsible for obtaining National Register Listing. I am not aware that the High School has applied to have it listed. I would contact the State Office of Historic Preservation for a determination of the effect a possible listing may have on what can be done with the property. Currently, any renovations to the building can utilize the Historic Building Codes which provide alternate requirements and helps to preserve the historic attributes of the building. However, this does not mean that a construction project would be exempt from all building code and accessibility requirements. For example, please see the attached California Historic Building Code Section 8-602.

If the total combined occupant load for all of the proposed uses exceeds 299 persons, life safety and seismic resistance will need to be evaluated and addressed as part of the renovation. Additionally, a change in occupancy classification (uses other than educational) will require compliance with the provisions of the accessibility requirements as modified by the California Historic Building Code.

The City cannot advise as to any existing easements or easement issues. Additionally, the fiber optic network is not owned by the City and you will need to contact Comcast or AT&T to determine what is available.

I have done my best to address your questions and when a specific project is proposed we will be able to respond in greater detail.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Rachelle Kellogg". The signature is fluid and cursive, with a large initial "R" and "K".

Rachelle Kellogg
Community Development Director

CHAPTER 8-6

ACCESSIBILITY

SECTION 8-601 PURPOSE, INTENT AND SCOPE

8-601.1 Purpose. The purpose of the CHBC is to provide alternative regulations to facilitate access and use by persons with disabilities to and throughout facilities designated as qualified historical buildings or properties. These regulations require enforcing agencies to accept alternatives to regular code when dealing with qualified historical buildings or properties.

8-601.2 Intent. The intent of this chapter is to preserve the integrity of qualified historical buildings and properties while providing access to and use by persons with disabilities.

8-601.3 Scope. The CHBC shall apply to every qualified historical building or property that is required to provide access to persons with disabilities.

1. Provisions of this chapter do not apply to new construction or reconstruction/replicas of historical buildings.
2. Where provisions of this chapter apply to alteration of qualified historical buildings or properties, alteration is defined in *California Building Code (CBC)*, Chapter 2, Definitions and Abbreviations. 202 – A. Alter or Alteration.

8-601.4 General application. The provisions in the CHBC apply to local, state and federal governments (Title II entities); alteration of commercial facilities and places of public accommodation (Title III entities); and barrier removal in commercial facilities and places of public accommodation (Title III entities). Except as noted in this chapter.

SECTION 8-602 BASIC PROVISIONS

8-602.1 Regular code. The regular code for access for people with disabilities (Title 24, Part 2, Vol. 1, Chapter 11B) shall be applied to qualified historical buildings or properties unless strict compliance with the regular code will threaten or destroy the historical significance or character-defining features of the building or property.

8-602.2 Alternative provisions. If the historical significance or character-defining features are threatened, alternative provisions for access may be applied pursuant to this chapter, provided the following conditions are met:

1. These provisions shall be applied only on an item-by-item or a case-by-case basis.
2. Documentation is provided, including meeting minutes or letters, stating the reasons for the application of the alternative provisions. Such documentation shall be retained in the permanent file of the enforcing agency.

SECTION 8-603 ALTERNATIVES

8-603.1 Alternative minimum standards. The alternative minimum standards for alterations of qualified historical buildings or facilities are referenced in Section 202.5 of the 2010 ADA Standards for Accessible Design, as incorporated and set forth in federal regulation 28 CFR Pt. 36.

8-603.2 Entry. These alternatives do not allow exceptions for the requirement of level landings in front of doors, except as provided in Section 8-603.4.

1. Access to any entrance used by the general public and no further than 200 feet (60 960 mm) from the primary entrance.
2. Access at any entrance not used by the general public but open and unlocked with directional signs at the primary entrance and as close as possible to, but no further than 200 feet (60 960 mm) from, the primary entrance.
3. The accessible entrance shall have a notification system. Where security is a problem, remote monitoring may be used.

8-603.3 Doors. Alternatives listed in order of priority are:

1. Single-leaf door which provides a minimum 30 inches (762 mm) of clear opening.
2. Single-leaf door which provides a minimum 29¹/₂ inches (749 mm) clear opening
3. Double door, one leaf of which provides a minimum 29¹/₂ inches (749 mm) clear opening.
4. Double doors operable with a power-assist device to provide a minimum 29¹/₂ inches (749 mm) clear opening when both doors are in the open position.

8-603.4 Power-assisted doors. Power-assisted door or doors may be considered an equivalent alternative to level landings, strikeside clearance and door-opening forces required by the regular code.

8-603.5 Toilet rooms. In lieu of separate-gender toilet facilities as required in the regular code, an accessible unisex toilet facility may be designated.

8-603.6 Exterior and interior ramps and lifts. Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 5 feet (1525 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.
2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.